



For Sale

Suburban Use District of the Suffolk's Central Growth Area

- 37.18 acres, located at the overpass where Murphys Mill Road crosses over the Suffolk Bypass and where the Bypass crosses Lake Meade.
- Currently zoned A (agricultural)
- Allows for single-family zoning as dense as RM (4.4 units per acre)
- Suburban neighborhood commercial (B-1 or B-2)
- A site plan and wetlands delineation plan is available upon request

909 Murphys Mill Road Suffolk, VA

Gregg Christoffersen
+1 757 348 1477
gregg.christoffersen@am.jll.com

www.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.



909 Murphys Mill Road

Property ID	250128000
Profile	A 37.18-acre parcel of land with a small residence, currently used for agricultural purposes to qualify for a abated land value for tax purposes. The eastern boundary of the parcel is the right-of-way for the US-13-58 Suffolk Bypass, and the southern boundary is Lake Meade, part of the Portsmouth reservoir system of lakes located in Suffolk.
Site area	37.18 acres (gross)
Zoning	Current zoning is A (agricultural) and the property is located within a Suburban Use district of the city's Central Growth Area. This could potentially allow single-family zoning as dense as RM (4.4 units per acre) or suburban neighborhood commercial (B-1 or B-2.)
Visibility and access	The subject borders the Suffolk Bypass, but trees planted along the highway obscure visibility. Murphys Mill Road may be widened to improve access. North Main St is only 1.5 miles from the subject via Murphys Mill Rd and 3 miles from US 460 via Pruden Boulevard, providing quick access to Suffolk's main retail district along North Main Street and Godwin Boulevard.
Utilities	Utilities are 1,500 ft. away from site providing electricity and water services to site.

